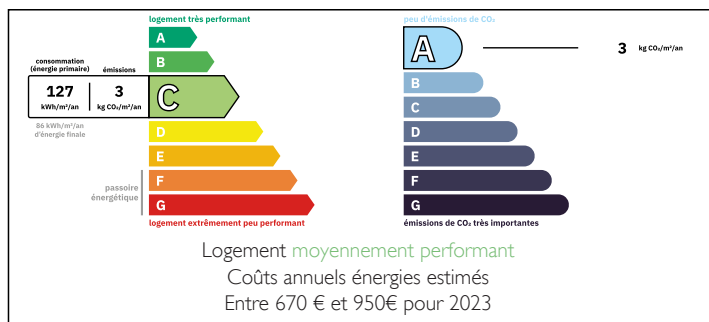


Offer accepted - Charming and unique home steps from the heart of a vibrant town. Garden, workshop & parking.

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Huelgoat
Department:	Finistère
Bed:	2
Bath:	1
Floor:	86 m ²
Plot Size:	1271 m ²

IN BRIEF

Charming and unique home steps from the heart of a vibrant town

This character-filled property offers a delightful blend of comfort and practicality, just a short walk from the town centre.

Ground Floor -

- Welcoming entrance via a charming veranda
- Spacious kitchen and dining area, perfect for family meals
- Cozy living room with a woodburner for added warmth and ambiance
- Convenient ground-floor WC

First Floor -

- Two double bedrooms
- An additional office space, ideal for remote work or hobbies
- Bathroom with shower and WC

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

A residential house comprising on the ground floor an entrance under veranda, a kitchen, a dining room, WC, upstairs two bedrooms and office, utility, a bathroom with shower and WC

Attached barn with boiler room, garden and separate garage.

Dimensions -

Ground floor total - 46,5m²

Veranda - 2,6m²

Kitchen diner - 16,9m²

Living room - 21,8m²

W.C. - 2,6m²

First floor total - 39,6m²

Office - 6,6m²

Utility - 3,5m²

Bathroom - 4,8m²

Landing - 2,6m²

Bedroom 1 - 11,4m²

Bedroom 2 - 10,7m²

Barn - 27m²

Garage - 25m²

Total land - 1,271 m²

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>